

Town of Nolensville
Planning Commission Meeting
Regular Meeting
January 12, 2006
7:00 P.M.
At Nolensville Elementary School

Members in attendance were as follows: Willis Wells, Bob Haines, Jimmy Alexander, Rick Fisher, Larry Gardner, Frank Wilson, Charles Knapper, and Kristie McArthur.

Staff present was Henry Laird, Richard Woodroof, Bob Notestine, and Tonia Smith.

Agenda Item I- Meeting called to order by Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Elect Officers

Charles Knapper stated he would to ask the officers currently on the board to remain until next month. There will be two vacancies, James Clark has resigned back in December and Kristie McArthur was asked to serve one year. I would like to defer this.

Agenda Item IV- Approval of Minutes

Rick Fisher made a motion to approve the minutes for December 8th meeting. Frank Wilson seconded the motion, passed unanimously.

Agenda Item V- Citizen Comments

Charles Lawson-2531 York Road- stated over the past years he has heard people complaining about small lots. The ones that are complaining live on half an acre. What is the big issue?

Agenda Item VI- New Business

A. Project Reviews

1. Bent Creek Final Plats: Phase 2, Section 1-5

Richard Woodroof stated they have asked for section 2 and 3 to be deferred. This will be Final Plat for Phase 2, Section 1, 4, and 5. They have addressed all of our comments. Eric McNeely is here if you have any questions.

Bob Haines stated he had concerns on the symbols on the plat. It was hard to tell were the fire hydrants are located.

Kristie McArthur stated she had a comment on the pocket parks. By reading over this, I was a little disappointed. I spoke with Eric before the meeting and I understand they would like to enhance that area.

Eric McNeely stated we have ordered equipment to be added.

Kristie McArthur stated she was not to sure on the sandlot idea.

Willis Wells stated to please keep in touch with the children and parents in the committee on what they would like.

Charles Knapper stated there have been some concerns of the boulders that will be standing up and the unsteadiness.

Eric McNeely stated we have a park called the Boulder Park. It will all be back filled and our goal was to have the boulders there to keep the children from running out into the street.

Frank Wilson made a motion for approve of Phase 2, Section 1, 4, & 5 with the bond amounts set as followed:

Bond amount for Phase 1, Section 1 \$55,000.00

Bond amount for Phase 1, Section 4 \$45,000.00

Bond amount for Phase 1, Section 5 \$60,000.00

Rick Fisher seconded the motion, passed unanimously.

2. Winterset Woods Final Plat, Section 2

Richard Woodroof stated that the preliminary plat has been approved through the county.

Jimmy Alexander made a motion to approve Winterset Woods Final Plat, Section 2 with the condition that staff would set the bond amount. Charles Knapper seconded the motion. Passed with Willis Wells, Bob Haines, Jimmy Alexander, Larry Gardner, Frank Wilson, Charles Knapper, and Kristie McArthur voting for, and Rick Fisher voted against.

B. Rezoning lots between York Road and Mill Creek

Henry Laird stated that there are two parcels surrounded by Tom Moon's SR proposal. Parcel 38 owned by Doris McKnight has asked to be included in the change. Parcel 34.01 owned by Robert S. Smith is against being rezoned to SR at this time. Mr. Smith said he would wait and see. We might want to wait until Moon's property is rezoned to SR before we move forward with this.

Charles Knapper stated he would like to recommend that we wait until Tom Moon's property is rezoned.

Charles Knapper made a motion to defer this until the zoning for Tom Moon's property has passed. Larry Gardner seconded the motion, passed unanimously.

C. Land Use Policy Plan Modification

Henry Laird stated that this is to consider a revision of the land use plan map from Medium Density Residential to Commercial. Due to Trace Development's rezoning proposal from UR to CS. (This is located behind the post office.)

Jimmy Alexander made a motion to change the land use map from the area zoned medium density to commercial. Frank Wilson seconded the motion, passed with Willis Wells, Bob Haines, Jimmy Alexander, Rick Fisher, Larry Gardner, Frank Wilson, and Charles Knapper were for, and Kristie McArthur voted against.

D. Revision of landscaping requirements, Appendix B

Henry Laird stated we had Skip Heibert, a landscape architect that consults with Brentwood and Franklin look, over our requirements in the zoning ordinance.

Henry Laird read over the changes he had requested. These changes will be attached to the minutes.

Bob Haines made a motion to accept the recommended improvements that Mr. Laird and Mr. Heibert submitted on the landscaping requirements. Larry Gardner seconded the motion, passed unanimously.

E. Establish expiration time of grading permits

Richard Woodroof stated that there is no expiration limit set for a grading permit in Article 7 in the zoning ordinance. Section 7.1.2 should be amended to contain a paragraph (D.) setting a grading permit for six (6) months.

Larry Gardner made a motion to amended section 7.1.2 to read as followed:

- D. Expiration - A grading permit shall become void six (6) months from the date of issuance unless substantial progress has been made on the project by that time.

Rick Fisher seconded the motion, passed unanimously.

Agenda Item VII- Old Business

A. Reconsideration of underground utility location detail

Richard Woodroof stated moving the electric in option 2 between the street and the sidewalk and leaving the cable and phone behind the curb would make the electric transformer too near the road.

Larry Gardner made a motion to move the electric in option 2 behind the sidewalk with the cable and phone. Rich Fisher seconded the motion, passed unanimously.

B. Reconsideration of Turnarounds

Larry Gardner stated he would like to see the side of the turnaround be a minimum of one foot from the property line.

Larry Gardner made a motion to have a minimum of one foot from the property line for a turnaround. Bob Haines seconded the motion, passed unanimously.

C. Monthly Bond Report

Richard Woodroof stated the next bond that would be coming due is Ballenger Farms. The total bond amount for this month is \$1,496,769.40.

Rick Fisher made a motion to accept the bond report. Bob Haines seconded the motion, passed unanimously.

Agenda Item VIII- Other Business

Charles Knapper stated we discussed a year ago about a Fast Track Grant to construct a water line to the North of Town. We have been waiting for the engineering company with the water company to do the construction drawing and to begin the process of looking where it would go. They have determined the easements needed and are in the process of obtaining them. It is moving forward. It will be at no cost to the Town.

Charles Knapper stated he would like the Planning Commission to discuss at the next meeting about Street Lights. We are paying for the Street Lights down Nolensville Road. We have asked the developments to have Street Lights.

Richard Woodroof stated that we have not addressed this issue in the Subdivision Regulations. I have spoken with Middle Tennessee Electric and the Home Owners Association takes care of the cost in Franklin.

Charles Knapper stated this is something I would like everyone to think about. This might be something we need to add in the Subdivision Regulation, in which this board can do.

Charles Knapper stated I have been receiving phone calls about the blasting around Town. Neither the city nor the county has anything to do with this. The State Fire Marshall Office is who you would contact. Also there have been some concerns about construction working after dark.

Bob Notestine stated that a resolution could be drawn up stating that construction would be allowed between the hours of 7:00 am to a time the commission sets. We can look in on that and the Board of Mayor and Alderman can decide.

Charles Knapper state the final thing I have is regarding annexation. We will be meeting on January 24 with the property owners on Kidd Road regarding the possibility of annexation.

Charles Knapper made a motion to allow the Board of Mayor and Aldermen to go forward with Phase 2 of the annexation plus consideration of the isolated property on Rocky Fork Road. Bob Haines seconded the motion, passed unanimously.

Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 8:30 P.M.

Larry Gardner
Secretary for the Planning Commission

Date